



FREDERICK

PLANNING

PLANNING COMMISSION AGENDA

Monday, August 9, 2021

Channel 99 or Streamed Live on Channel 99 Online

www.cityoffrederickmd.gov/publicmeetings

6:00 P.M.

I. **CALL TO ORDER:**

II. **ANNOUNCEMENTS:**

III. **MINUTES:**

Approval of the **August 6, 2021**, Pre-Planning Commission Meeting Minutes

IV. **PUBLIC HEARING-CONSENT ITEMS**

(All matters included under the Consent Agenda are considered routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff, or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda)

A. **PC21-501FSU, Final Plat, Resubdivision of Lot 342 and 342A and B, Industrial Center East**

The Applicant is requesting approval of a final plat for the resubdivision of Lot 342 located at 1550 Tilco Drive into three lots. (NAC 12) (Kelly)

V. **CONTINUANCES:**

B. **PC20-813FSI, Final Site Plan, Pine Avenue Maintenance Complex**

Staff is requesting a 30-day continuance to the September 13, 2021 Planning Commission hearing. (NAC 12) (Collard)

C. **PC20-814FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Pine Avenue Maintenance Complex**

Staff is requesting a 30-day continuance to the September 13, 2021 Planning Commission hearing. (NAC 12) (Collard)

VI. **MISCELLANEOUS:**

D. **PC14-640-01PND, Architectural Review Belle Air Farm**

The Applicant is requesting approval of architectural elevations for the Belle Air Farm Planned Neighborhood Development (PND), located between Baughman's Lane and Bel Aire Drive, in compliance with the applicable design criteria of Section 604 of the Land Management Code (LMC), *Building and Urban Design Standards*, and the approved master plan. (NAC 5) (Reppert)

V. **OLD BUSINESS:**

N/A

VI. **NEW BUSINESS:**

E. **PC20-721FSU, Final Plat, 362 Madison Street, Lots 1 & 2**

The Applicant is requesting approval of a final plat for the resubdivision of an existing vacant, residential lot on Madison Street to create two buildable lots. (NAC 10) (Collard)

F. **PC21-514FSI, Final Site Plan, Lakefront Center**

The Applicant is requesting approval of a revision to a previously approved site plan to increase the square footage of proposed building B-4, located at 2401 Whittier Drive, by 4,942 square feet by adding a second story to the design of the proposed building. (NAC 1) (Simon)

G. **PC21-79FSI, Final Site Plan, Aviation Way Lot 3**

The Applicant is requesting approval of a final site plan to construct a 55,002 square foot building for office and warehouse uses on the west side of Aviation Way, directly across from the Frederick Municipal Airport. (NAC 12) (Simon)

H. **PC21-510PSU/FSI, Combined Preliminary Plat and Final Site Plan, Renn Quarter**

The Applicant is requesting approval for a revision to previously approve preliminary plat and final site plan for the Renn Mixed Use (Renn Quarter) project to decrease the lot width from 38' to 32' for 43 lots. (NAC 12) (Reppert)

I. PC21-500FSI, Final Site Plan, Sycamore Ridge Townhouse Lots 500-631, City Park ‘M’ Phase 2 and Park ‘J’

The Applicant is requesting approval of a final site plan for 132 townhouse units (Lots 500-631) in the Sycamore Ridge Planned Neighborhood Development (PND), located just north of Shookstown Road and across from Fort Detrick along Kemp Lane, as well as for the second phase of Park ‘M’ and for Park ‘J’, which are being dedicated to the City.

The Applicant is also requesting a modification to Section 606 of the Land Management Code (LMC) entitled, *Lots and Blocks*. (NAC 1) (Kelly)

J. PC21-503FSI, Final Site Plan, Lots 342, 342A, and 342B, Industrial Center East

The Applicant is requesting final site plan approval for the construction of two 52,200 sf buildings on the newly created lots 342A and 423B and associated parking for warehouse uses.

The Applicant is also requesting modifications to Section 601 of the Land Management Code (LMC) entitled, *Access Management*, and Section 605, *Landscaping Standards*. (NAC 12) (Kelly)

K. PC21-504FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Lots 342, 342A and 342B Industrial Center East

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan in conjunction with the resubdivision of Lot 342 and development of Lots 342A and 342B.

The Applicant is also requesting a modification to Section 721 of the Land Management Code (LMC) entitled, *Forest Conservation*. (NAC 12) (Kelly)

L. PC20-1050PSU/FSI, Combined Preliminary Plat and Final Site Plan, West All Saints Street Habitat for Humanity

The Applicant is requesting approval of a combined preliminary plat and final site plan for 12 dwelling units, including one townhouse and 11 multifamily units at the southwest corner of W. All Saints Street and Ice Street.

The Applicant is also requesting modifications to Section 605 of the Land Management Code (LMC) entitled, *Landscaping Standards*, and Section 607, *Parking and Loading Standards*. (NAC 11) (Simon)

M. PC21-78PSU/FSI Combined Preliminary Plat and Final Site Plan, Kellerton Land Bay C

The Applicant is requesting approval of a combined preliminary plat and final site plan for the creation of 33 single-family, detached lots (Lots 1- 33) and supporting infrastructure on approximately 16.5 acres identified as Land Bay C of the Kellerton Planned Neighborhood Development located on Rocky Springs Road, west of Land Bays A, B & C1, and southwest of Tuscarora Creek.

The Applicant is also requesting modifications to Section 611 of the Land Management Code (LMC) entitled *Street Improvement Standards*. (NAC 1) (Collard)

N. PC21-54PSU/FSI, Combined Preliminary Plat and Final Site Plan, Bloomfields Clubhouse & Pool

The Applicant is requesting approval of a combined preliminary plat and final site plan for the clubhouse and surrounding amenity space for the Bloomfields Age Restricted Community Development (ARCD) located south of Sunday's Lane, north of Willow Road, to the west of US 15, and east of Willowbrook Road.

The Applicant is also requesting modifications to Section 417 of the Land Management Code (LMC) entitled, *Mixed Use Districts (MU-1 and MU-2)*, Section 601, *Access Management*, and Section 605, *Landscaping Standards*. **(NAC 3) (Reppert)**

O. PC21-707ZTA, Text Amendment, Section 423, Historic Preservation

The City of Frederick Legal Department is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for proposed amendments to Section 423 of the Land Management Code (LMC), entitled *Historic Preservation* for the purposes of providing for the withdrawal of a request for demolition review; clarifying language; updating references; making stylistic changes; and generally relating to demolition review and historic preservation within The City of Frederick. **(Nessen)**

A complete and final agenda will be available for review prior to the meeting on the Internet at www.cityoffrederickmd.gov. The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived on the City's website at www.cityoffrederickmd.gov. For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Jessica Murphy at (301) 600-3188 or jmurphy@cityoffrederickmd.gov. The City of Frederick Government does not discriminate based on race, color, religion, sex, national origin, age, marital status, veteran status, disability, sexual orientation, gender identity, genetic information, or any other legally protected group in employment or in the provision of services.